

Single Family Residence **RESIDENTIAL**

# 3821 RIVER SAND RD

ROSENBERG, TX 77469

**\$333,985** TopHap Estimate · \$150 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,226 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$334K**

\$318K low

\$350K high

Est. Owner Equity

**\$53,985**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,850 (2025) |
| Assessed Value        | \$316,346      |
| Previous Assessed     | \$316,346      |
| Assessor Market Value | \$316,346      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| View          | Corner                     |

Porch · 119 ft²

## CLIMATE RISK

11  
FLOOD

42  
WILDFIRE

98  
HEAT

59  
STORM

38  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Oct 24, 2023 | Financing | Intrafamily Transfer |       |        |        |
| Oct 24, 2023 | Financing | Venders Lien         |       |        | \$280K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wright Junior High School | Middle     | 7–8    | 1.6 mi   |
| Randle High School        | High       | 9–12   | 1.6 mi   |
| Meyer Elementary School   | Elementary | PK–5   | 1.8 mi   |

District: Lamar Consolidated Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 77469

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|